



5 Beaminster Close, Heaton Mersey, Stockport SK4 3HX

JohnMellor



A beautifully appointed three double bedroom modern property affording bright and airy accommodation and ideally situated being free from through traffic yet within just 0.5 of a mile walk from local shops catering for most of the everyday wants and needs. The property is also in catchment for schools of high repute for all ages. For the commuter Heaton Chapel train station and East Didsbury Metrolink are both a 1.2 mile walk away.

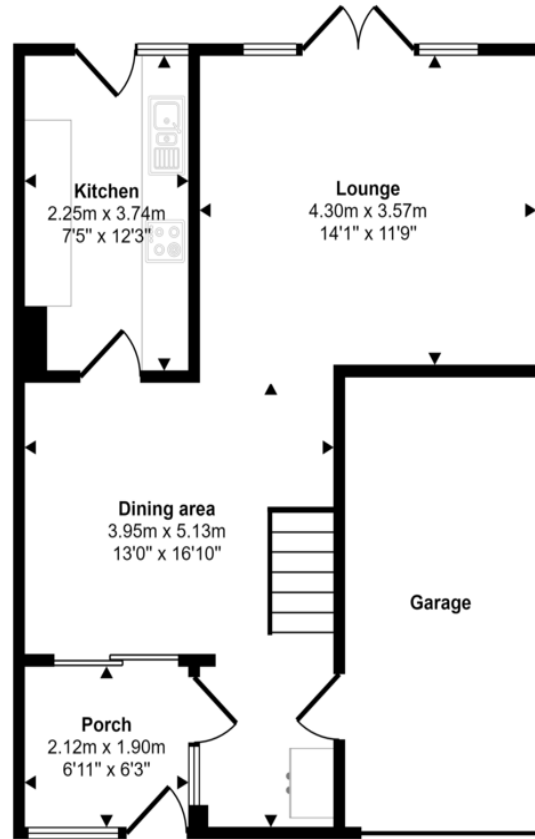


Rooms include a porch, a hall with door to the garage, there is a dining area, a lounge and a modern kitchen. Stairs from the dining area lead to the first floor where the three double bedrooms and most attractive bathroom will be found. There is off road parking leading to the garage and garden areas to both the front and rear. The property is leasehold for 999 years from 1966 with a ground rent of £15.00 per annum and in council tax band C=£1,904.35. Viewing highly recommended.

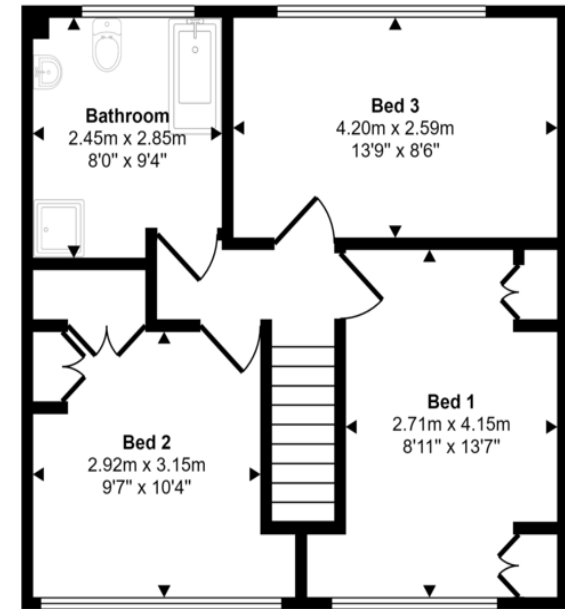


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
108 sq m / 1163 sq ft



Ground Floor
Approx 61 sq m / 654 sq ft



First Floor
Approx 47 sq m / 509 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

JohnMellor

182 Heaton Moor Road, Heaton Moor,
Stockport, Cheshire, SK4 4DU
Tel: 0161 442 4142
sales@john-mellor.co.uk
www.john-mellor.co.uk

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